



Full Size or Largest Size Plans

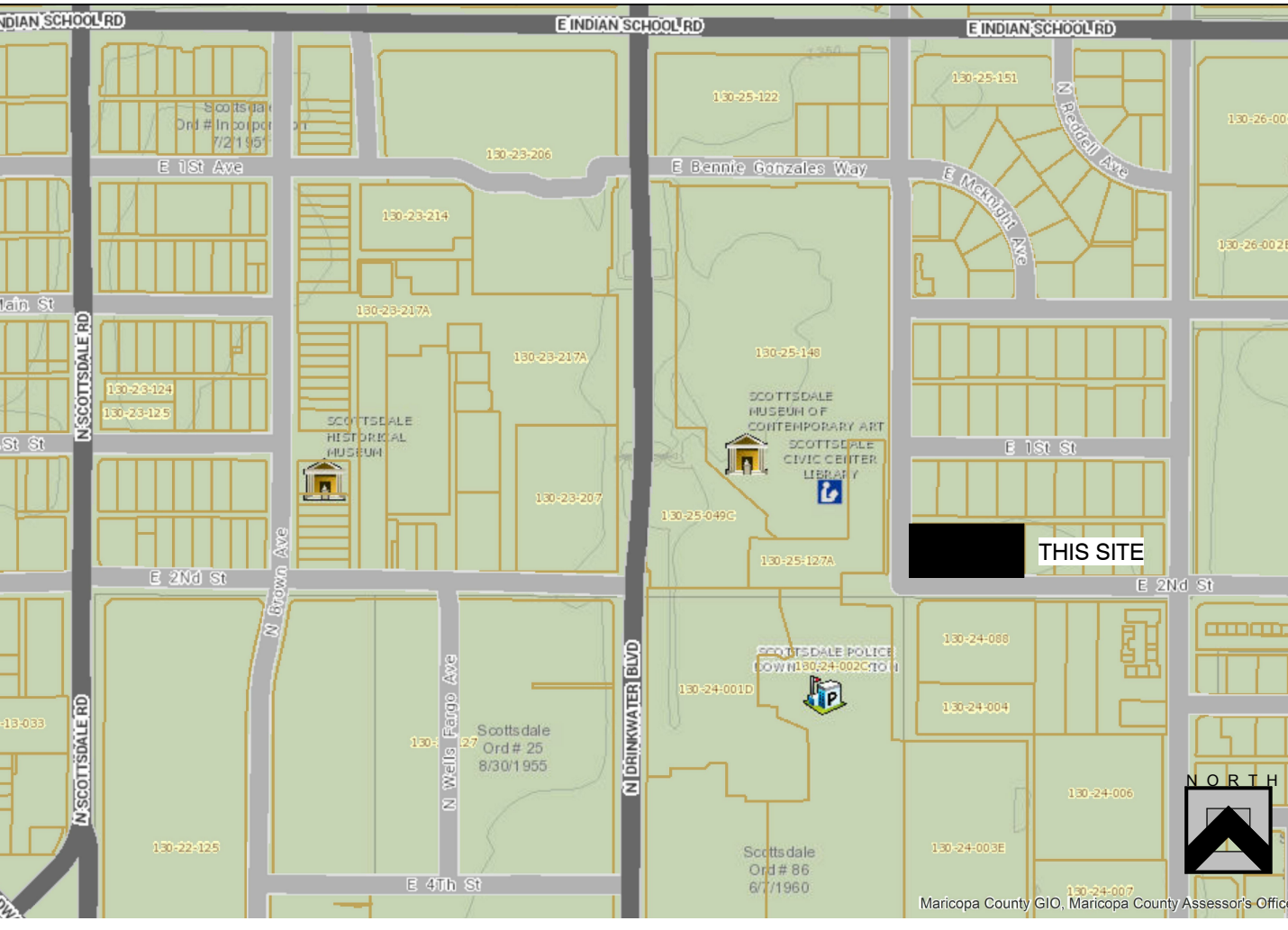
Site Plan

Landscape Plan

Elevations

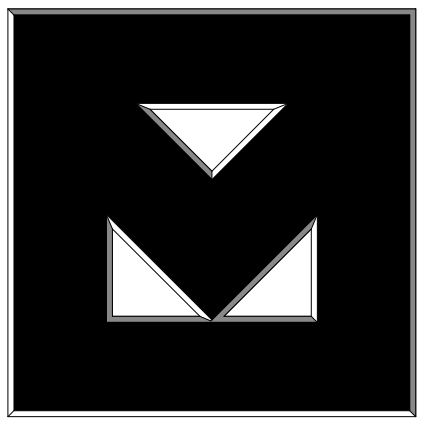


VICINITY MAP



1. SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 8'-0" IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
2. TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.
3. THE TEMPORARY/SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY/SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES' DIVISION.
4. ALL RIGHT-OF-WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
5. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
6. A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.
7. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
8. FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
9. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
10. PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
11. ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST OF THE TALLEST UNIT. (DETAILS ARE STILL REQUIRED).
12. ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN INTERMS OF FORM, COLOR, AND TEXTURE.
13. NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
14. ALL POLE-MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20'-0" IN HEIGHT.
15. NO CHAIN LINK FENCING SHALL BE ALLOWED.
16. NO TURF AREAS SHALL BE PROVIDED.

1. IN ACCORDANC WITH SEC. 47-80
ALL ELECTRIC AND COMMUNICATIONS LINES INSTALLED IN THE RIGHT- OF WAY SHALL
BE INSTALLED UNDERGROUND, EXCEPT ELECTRIC LINES EQUAL TO OR GREATER
THAN 12.5KVA CAPACITY



75 on 2nd
7502 East 2nd Street
Scottsdale, AZ

Revisions

#	Description	Date
---	-------------	------

OWNERSHIP OF
DOCUMENTS

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO K & HOMES, LLC.

JOB NUMBER: 1809

DRAWN BY: KS

CHECKED BY: KS

ISSUE DATE: 5/1/2019



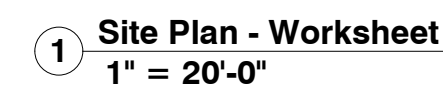
K. Sigurdson

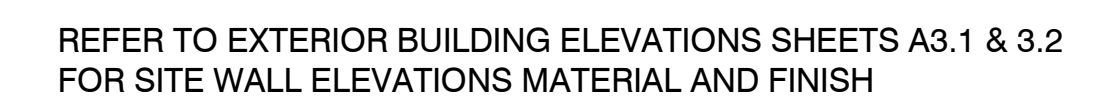
Site Plan

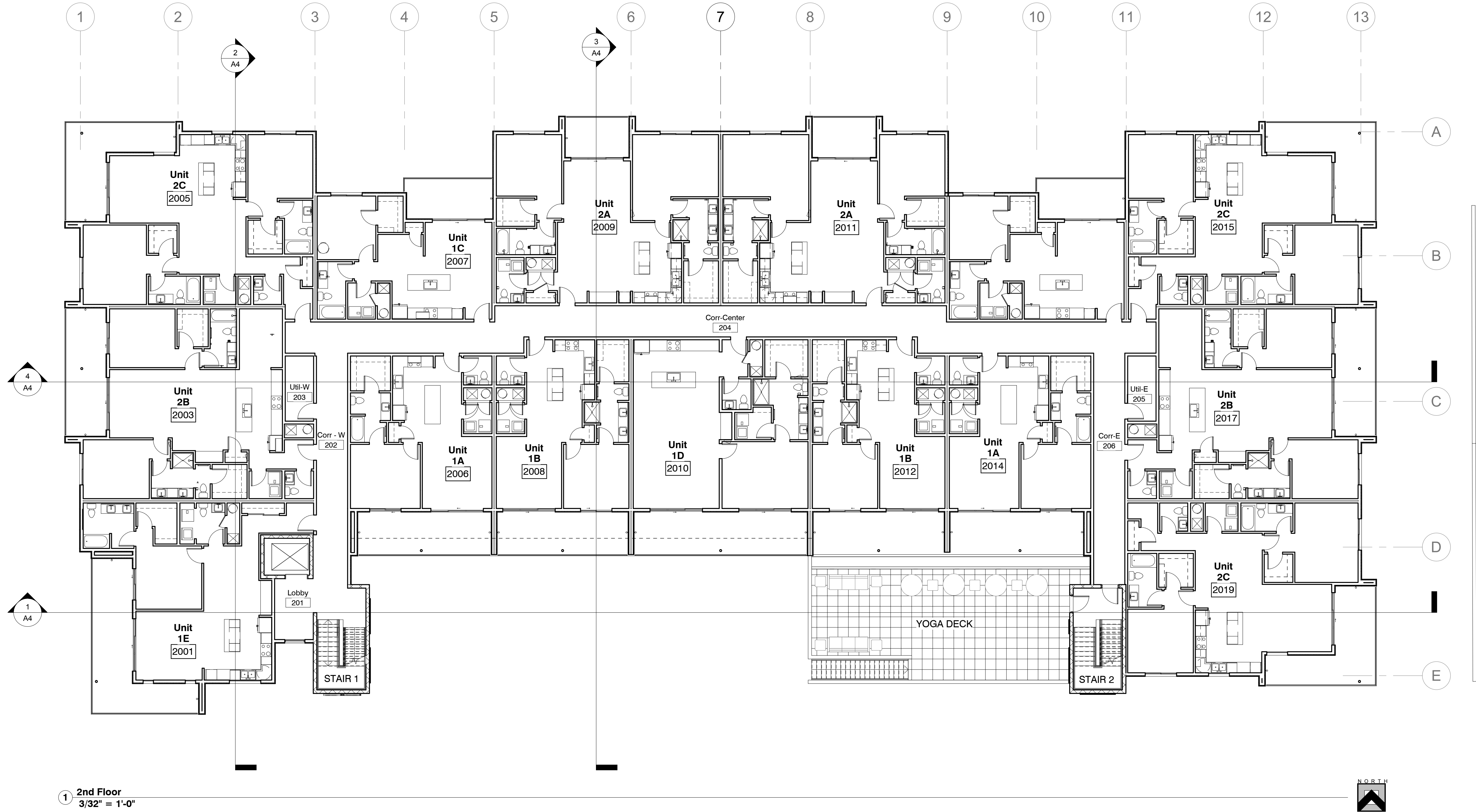
SHEET NUMBER

A1.1

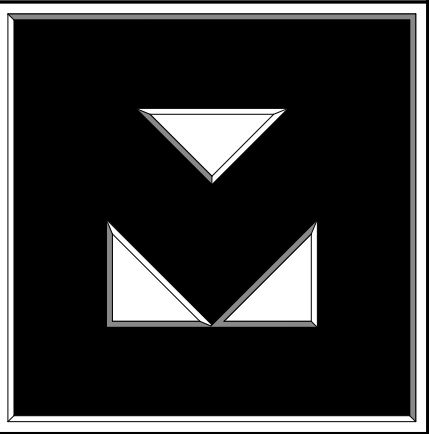
ReZone2 - Design Review1







1 2nd Floor
3/32" = 1'-0"



Clayton

75 on 2nd
7502 East 2nd Street
Scottsdale, AZ

Revisions		
#	Description	Date

OWNERSHIP OF DOCUMENTS
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO K & I HOMES, LLC.

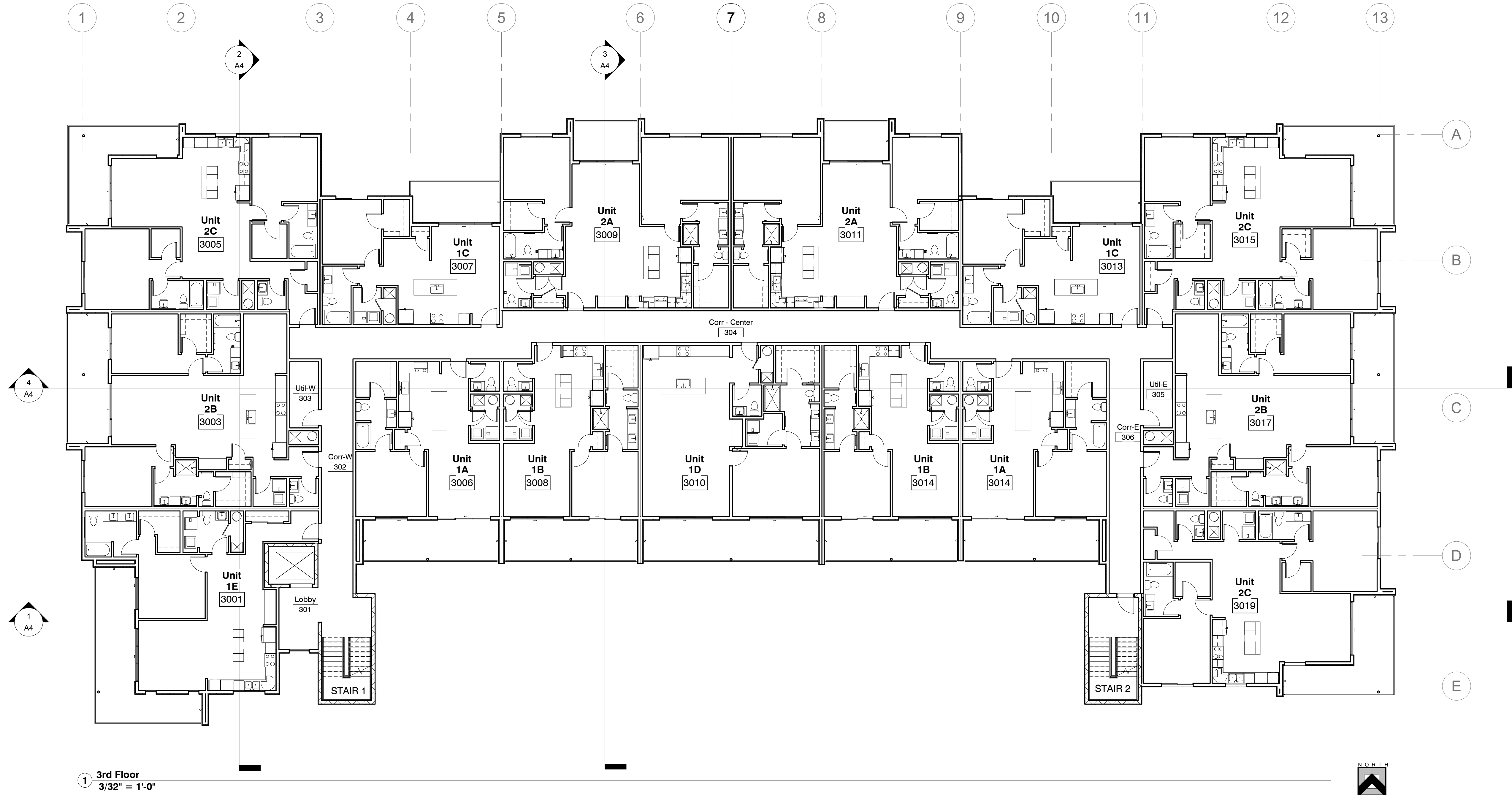
JOB NUMBER: 1809
DRAWN BY: KS
CHECKED BY: KS
ISSUE DATE: 5/1/2019

REGISTERED ARCHITECT
32407
KRISTIAN SIGURDSSON
ARCHITECT
K. Sigurdson

SHEET TITLE:
2nd Floor Plan

SHEET NUMBER:

A2.2
ReZone2 - Design
Review1



1 3rd Floor
3/32" = 1'-0"

75 on 2nd Unit Mix & Areas Rezone / DRB 1/22/2019

Unit	Type	Gross Areas			Net Areas Unit	Number of units per Building			Total Units	Total Gross Areas		Total Net Areas Units
		Unit	Balcony	Total		2nd Flr	3rd Flr	4th Flr		Units	Balconies	
1A	1Bed	836	207	1,043	778	2	2	2	6	5,016	1,242	4,668
1B		844	207	1,051	789	2	2	2	6	5,064	1,242	4,734
1C		748	134	882	691	2	2	2	6	4,488	804	4,146
1D		1,126	271	1,397	1,063	1	1	1	3	3,378	813	3,189
1E		1,054	296	1,350	977	1	1		2	2,108	592	1,954
												0
2A	2 Bed	1,361	95	1,456	1,280	2	2	2	6	8,166	570	7,680
2B		1,399	190	1,589	1,322	2	2		4	5,596	760	5,288
2C		1,360	222	1,582	1,281	3	3		6	8,160	1,332	7,686
Total						15	15		39	41,976	7,355	39,345

Average Unit Size and Ratios

Number of Units	Type	Ave. Unit Gross Area	Ave. Unit Net Area	Ratio	Ave. Balcony Area
23	1 Bed	872	813	59.0%	
16	2 Bed	1,370	1,291	41.0%	
39	Average	876	815	100.0%	189

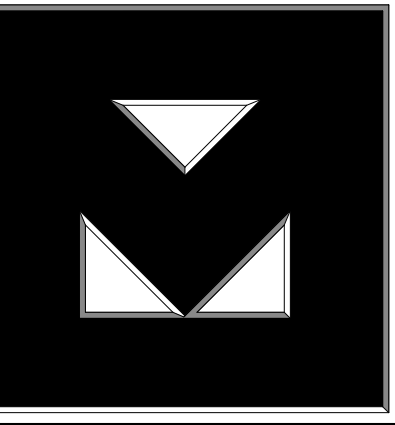
BUILDING GROSS FLOOR AREAS: SF

Floor	Area
1ST FLOOR	22,002
2ND FLOOR	18,945
3RD FLOOR	18,945
4TH FLOOR	10,873
TOTAL	70,765

Note:
Gross Rentable Areas calculated from outside face (sheathing) of exterior wall

Net Unit Area calculated from inside face of finished walls (Paint to Paint)

Gross Building Areas Measured from outside face of exterior wall sheathing



75 on 2nd
7502 East 2nd Street
Scottsdale, AZ

Revisions		
#	Description	Date

OWNERSHIP OF DOCUMENTS

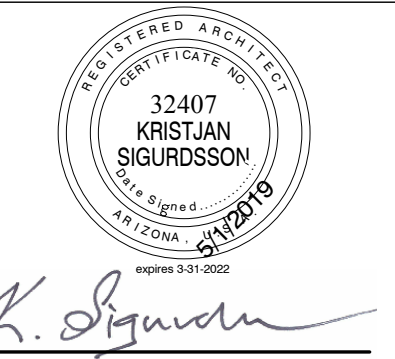
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT, THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO K & I HOMES, LLC.

JOB NUMBER: 1809

DRAWN BY: KS

CHECKED BY: KS

ISSUE DATE: 5/1/2019

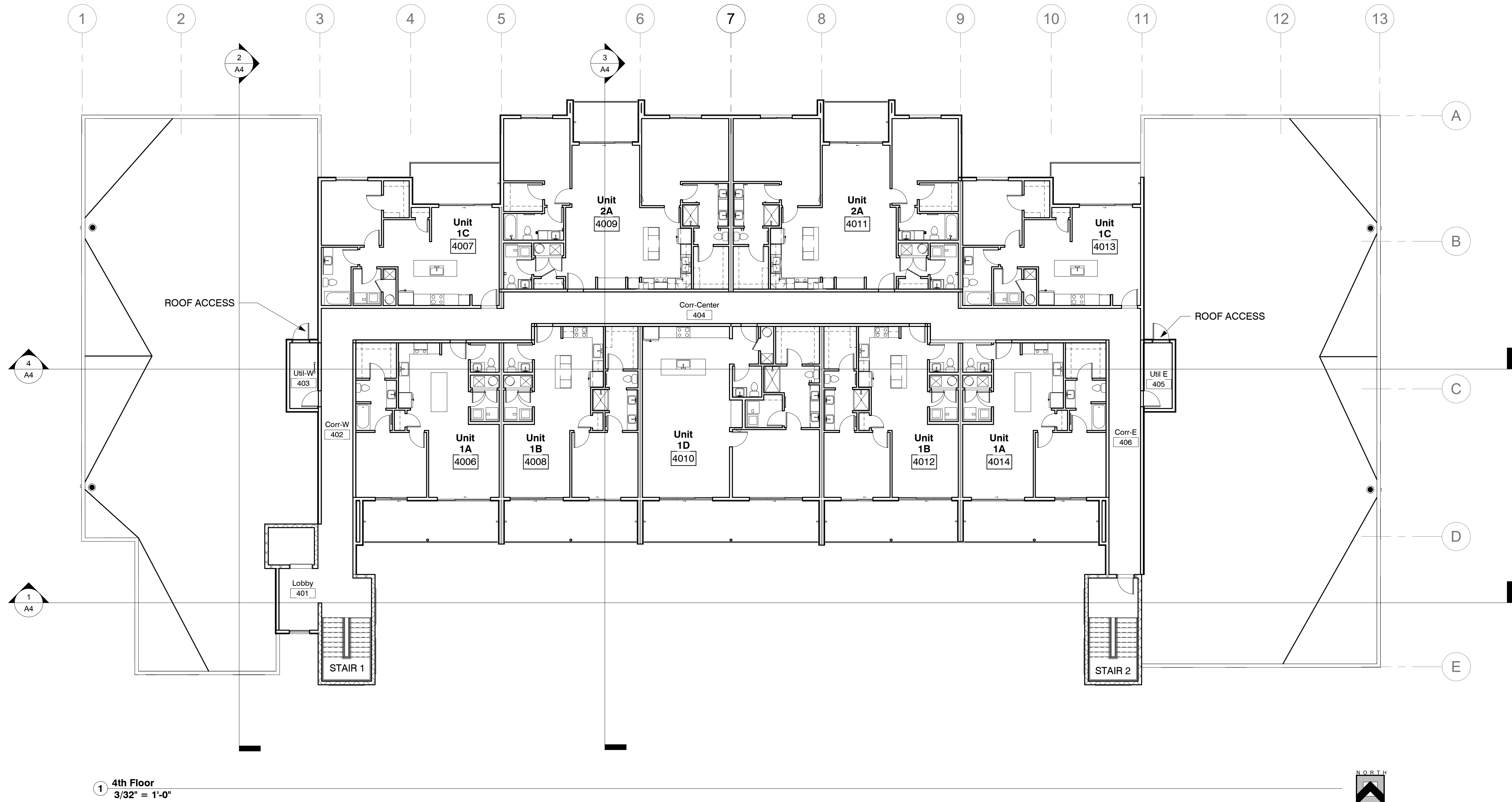


SHEET TITLE:
3rd Floor Plan

SHEET NUMBER:

A2.3

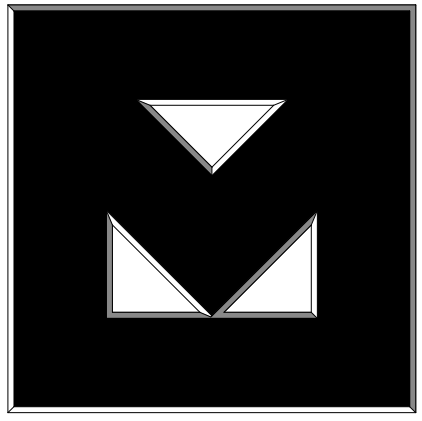
ReZone2 - Design
Review1



① 4th Floor
3/32" = 1'-0"



K & I HOMES, LLC



Clayton

75 on 2nd
7502 East 2nd Street
Scottsdale, AZ

Revisions		
#	Description	Date

OWNERSHIP OF DOCUMENTS

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO K & I HOMES, LLC.

JOB NUMBER: 1809
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: 5/1/2019

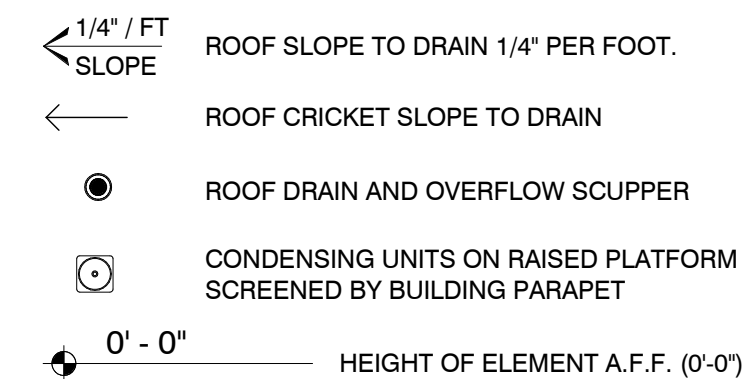
REGISTERED ARCHITECT
32407
KRISTIAN
SIGURDSSON
ARCHITECT
K. Sigurdson

SHEET TITLE:
4th Floor Plan

SHEET NUMBER:

A2.4

ReZone2 - Design
Review1

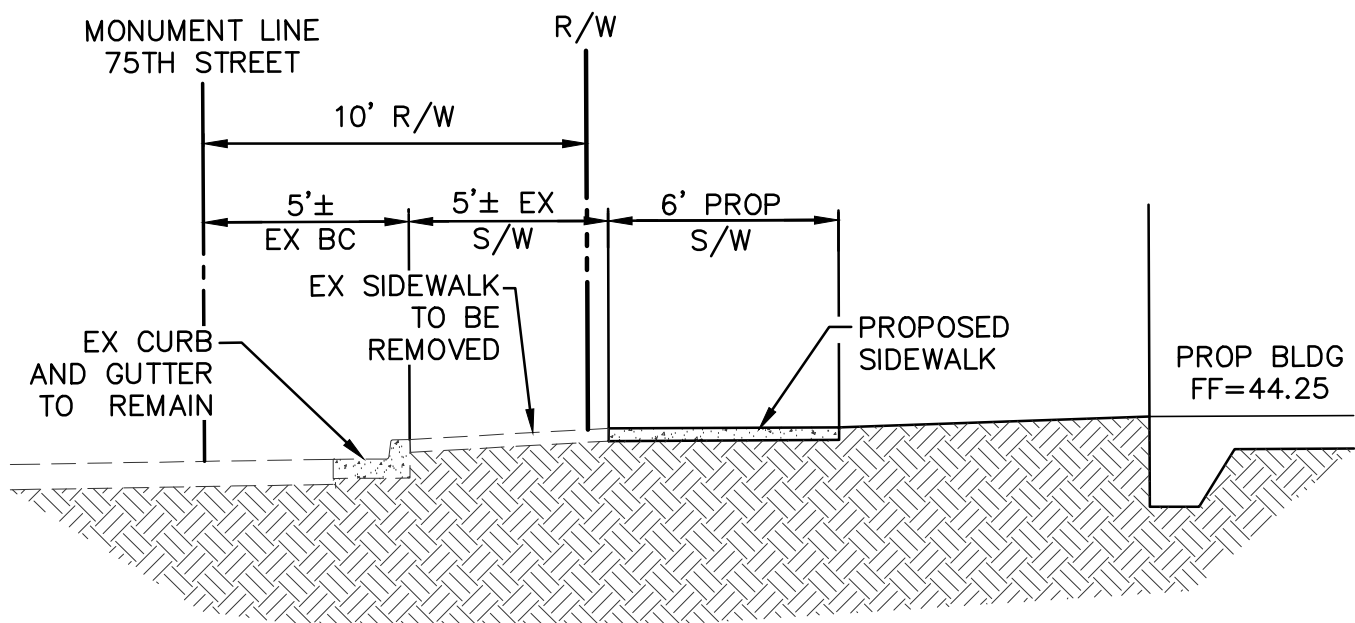


CONCEPTUAL COVER SHEET
FOR
75 AND 2ND
7502 E. 2ND STREET
SCOTTSDALE, ARIZONA

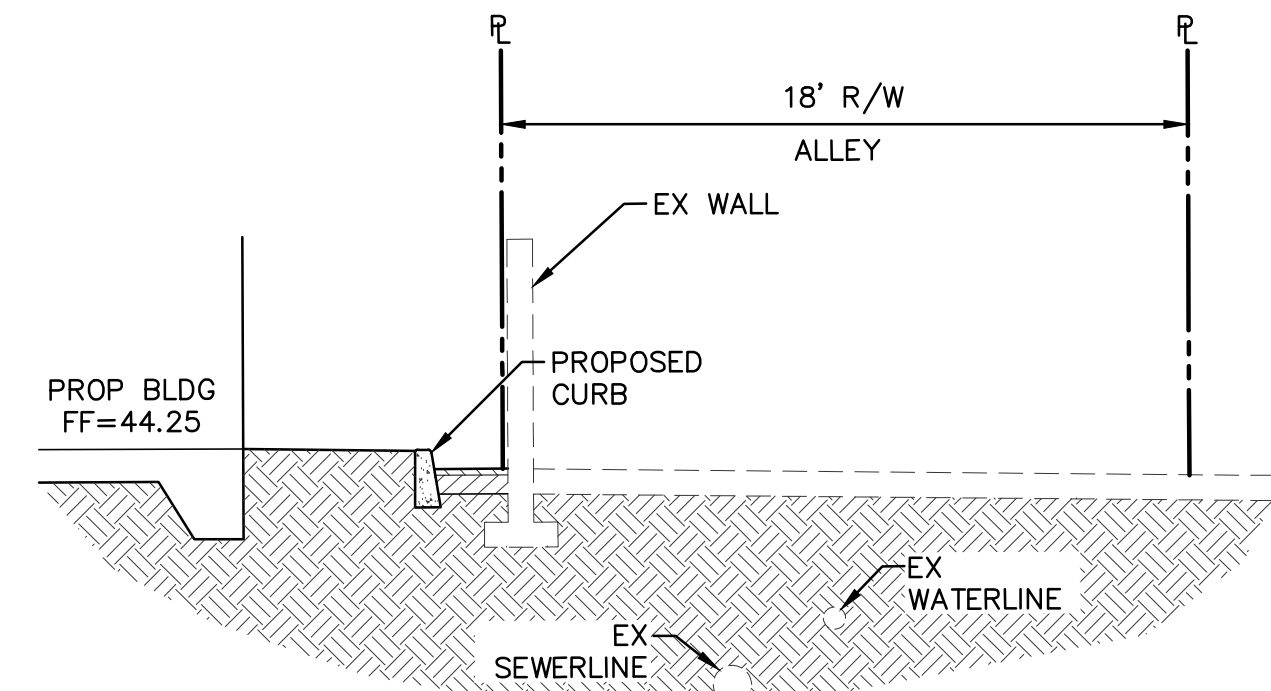
A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SHEET INDEX

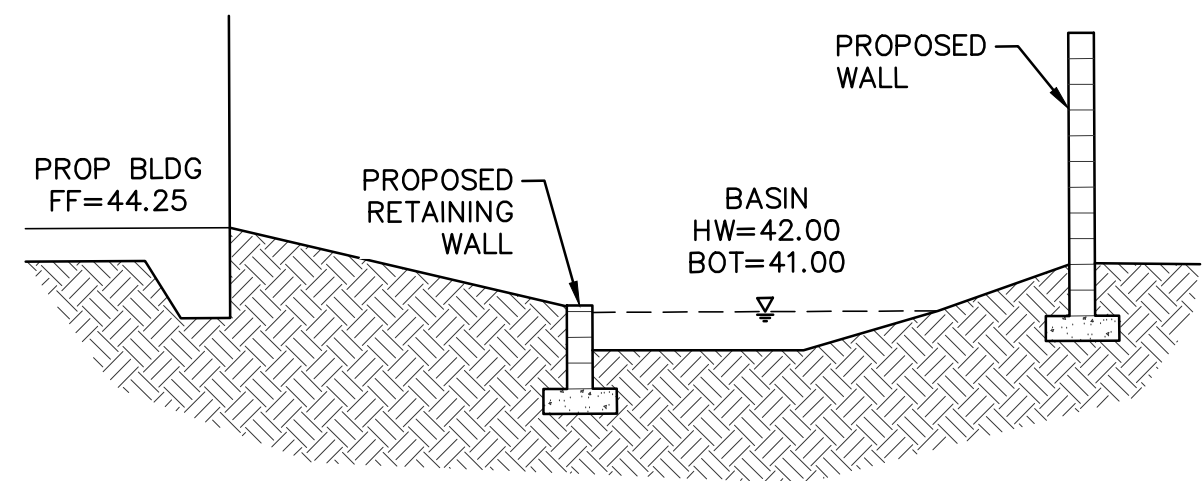
CONCEPTUAL COVER SHEET.	C1
CONCEPTUAL GRADING & DRAINAGE PLAN.	C2
CONCEPTUAL UTILITY PLAN.	C3



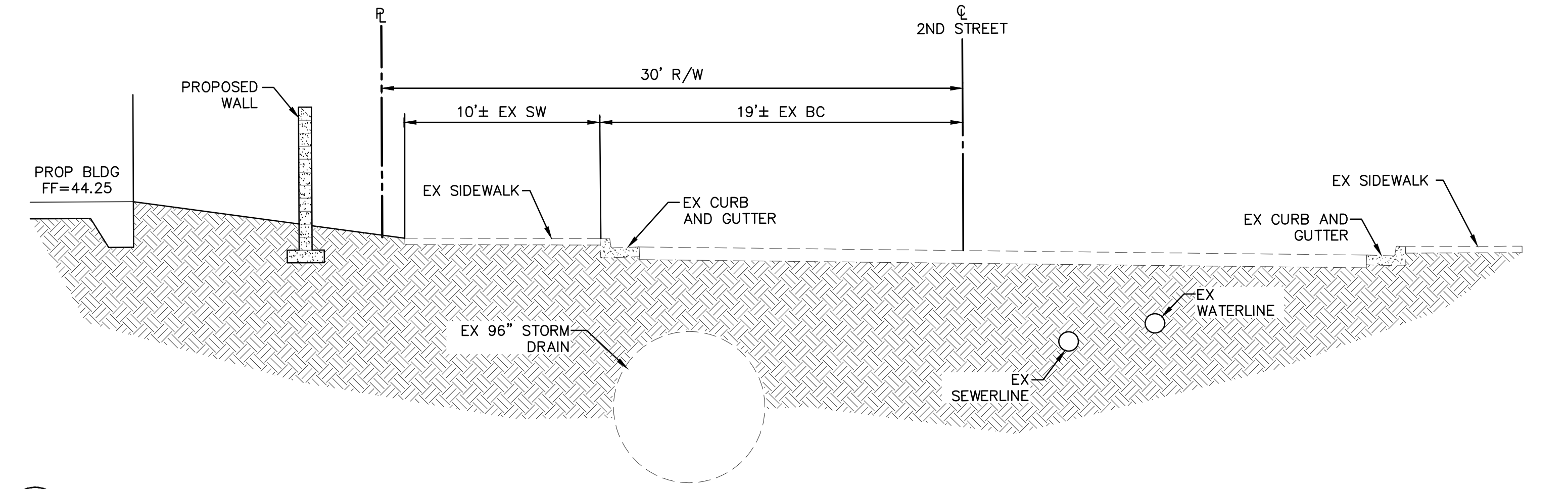
1 N.T.S.



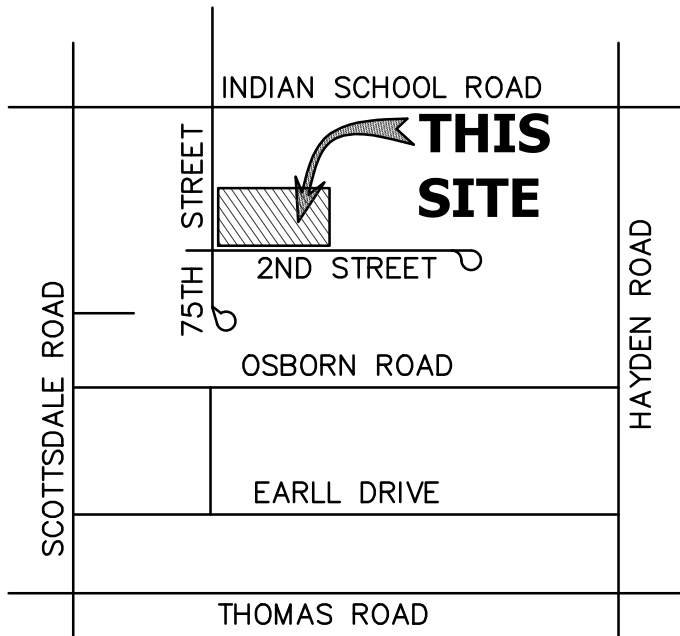
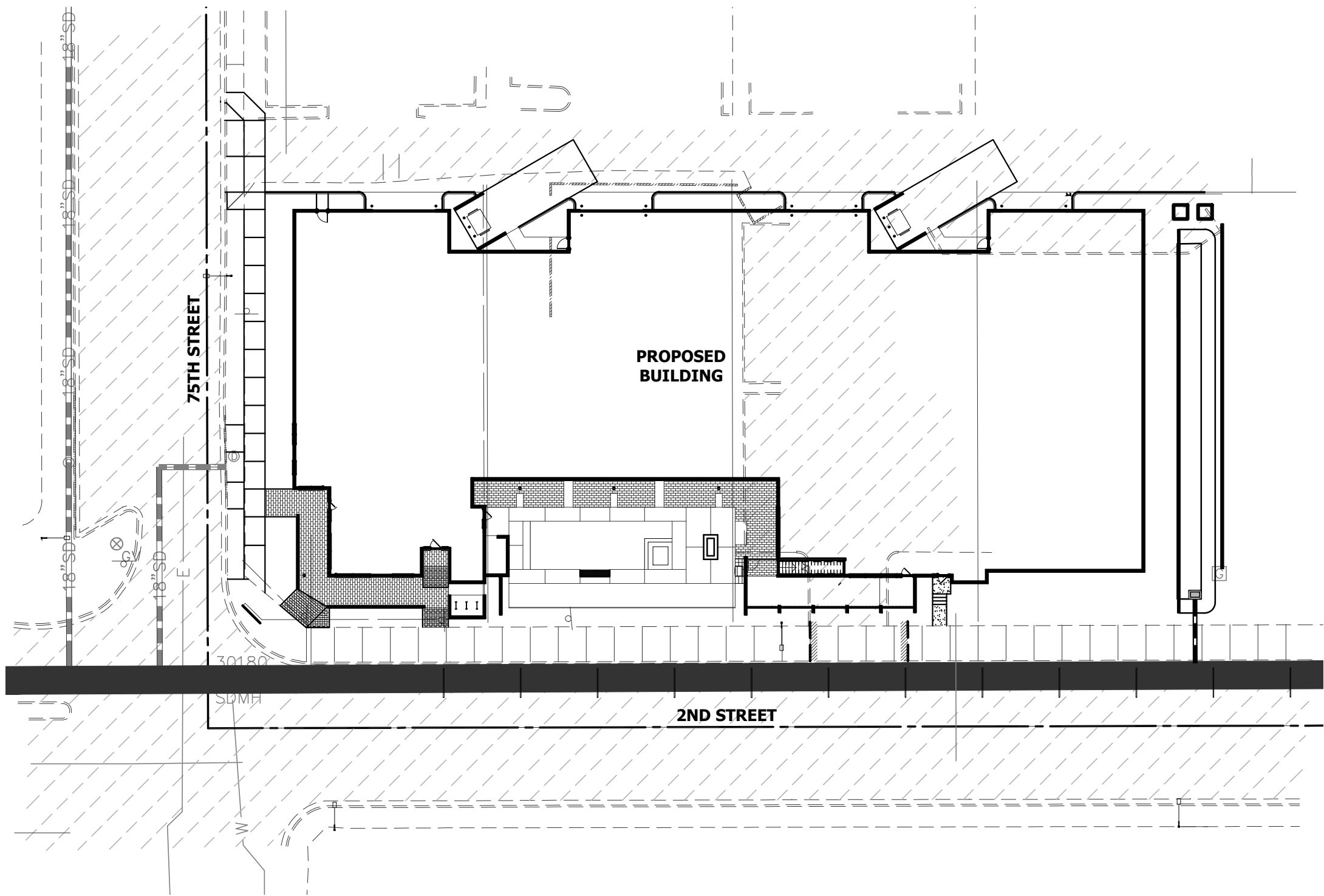
2 N.T.S.



3 N.T.S.



4 N.T.S.



VICINITY MAP



DEVELOPER

K&I HOMES
6125 EAST INDIAN SCHOOL ROAD #2005
SCOTTSDALE, AZ 85251
PHONE: (602) 505-2525
CONTACT: MR. KRISTJAN SIGURDSSON
EMAIL: KRISTJANS@KANDIHOMES.COM

ARCHITECT

K&I HOMES
6125 EAST INDIAN SCHOOL ROAD #2005
SCOTTSDALE, AZ 85251
PHONE: (602) 505-2525
CONTACT: MR. KRISTJAN SIGURDSSON
EMAIL: KRISTJANS@KANDIHOMES.COM

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
CONTACT: LARRY TALBOTT, P.E.
EMAIL: LTALBOTT@HUNTERENGINEERINGPC.COM

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN
HANDHOLE AT THE INTERSECTION OF MILLER
ROAD AND INDIAN SCHOOL ROAD. ELEVATION
1246.32 (COS NAVD88 DATUM)

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A
BEARING OF NORTH 89°52' EAST, ALONG
THE SOUTH LINE OF THE SOUTHEAST
QUARTER OF THE NORTHEAST QUARTER OF
THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA, ACCORDING TO
THE PLAT OF REDELL MANOR, RECORDED IN
BOOK 49, PAGE 27, MARICOPA COUNTY
RECORDS, ARIZONA.

NO.	DATE	REVISION	BY

DESIGN BY: LMT
DRAWN BY: GM
CHECKED BY: LMT

HUNTER
ENGINEERING
CIVIL AND SURVEY

10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, ARIZONA 85258
T 480 991 3985
F 480 991 3986



CONCEPTUAL COVER SHEET
FOR
75 AND 2ND
7502 E. 2ND STREET
SCOTTSDALE, ARIZONA

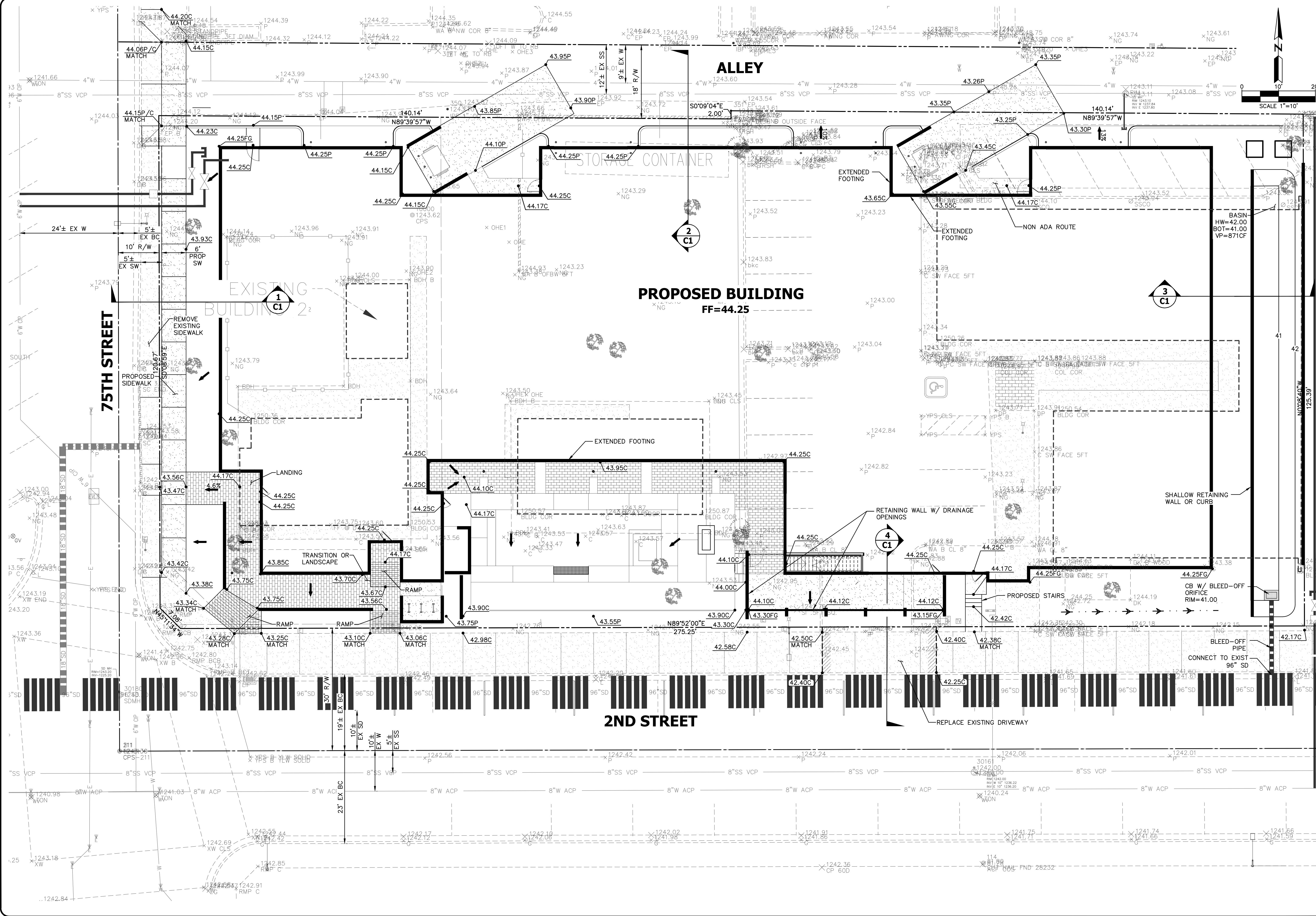


THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
75 AND 2ND

HE NO.: KAIH013
SCALE: NTS

SHEET:
C1



REVISION		BY
NO.	DATE	

DESIGN BY: LMT
DRAWN BY: GM
CHECKED BY: LMT

HUNTER
ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85260
T 480 981 3366
F 480 981 3366

CIVIL AND SURVEY

PROFESSIONAL ENGINEER
42104 LARRY M. TALBOTT
5/19/2019
ARZONAB11

CONCEPTUAL GRADING AND DRAINAGE PLAN FOR 75 AND 2ND 7502 E. 2ND STREET SCOTTSDALE, ARIZONA

CONTACT ARIZONA AT LEAST 2 FULL WORKING DAYS BEFORE BEING EXAMINED

ARZONAB11
CALL 811 OR CLICK ARIZONAB11.COM

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

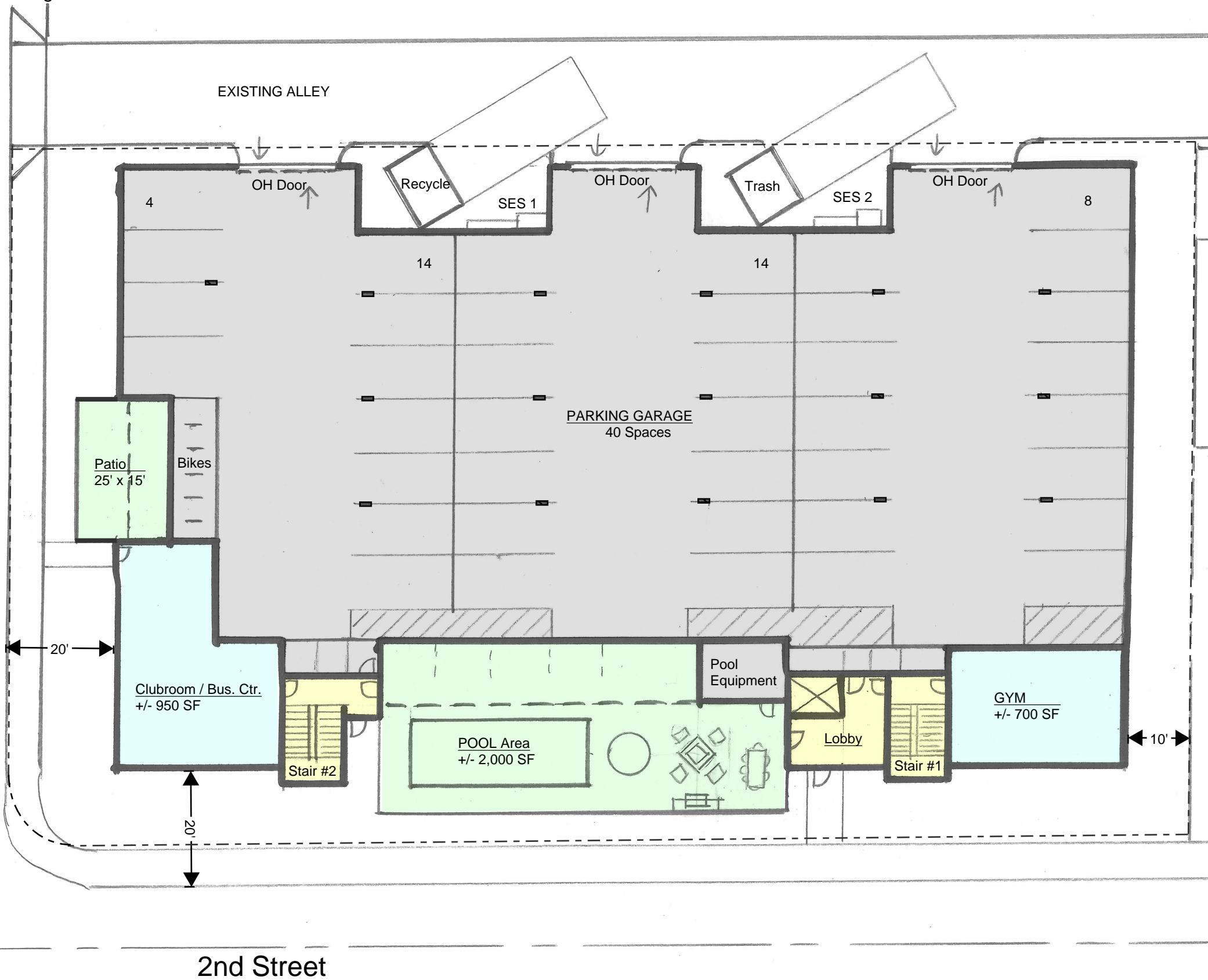
PROJECT NAME:
75 AND 2ND

HE NO.: KAIH013
SCALE: 1"=10'

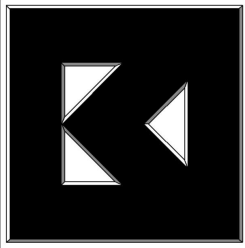
SHEET:
C2



75th Street



Address	7541 E 2nd Street
Parcel #'s	130-25- 028B/029A/029B To be combined into single Lot
Current Zoning	D/OR-2 & S-R DO
Proposed ReZoning	D/MU-2
Net Site Area	+/- 25,000 SF (.574 Ac)
Gross Site Area	+/- 38,130 SF (.875 Ac)
Density Allowed	50 DU / Gross Acre
Density	26 DU / .875 Ac = 29.7
Building Area	1st Flr 2nd Flr 3rd Flr TOTAL 17,376 16,110 16,110 49,596
Gross Floor Area	2,442 16,110 16,110 34,662
Lot Coverage	17,376 / 25,000 = 0.695 = 70%
FAR Allowed	1.3 = 0.1 Parking Garage Bonus = 1.4
FAR	34,662 / 25,000 = 1.39
Building Height	3 story / 40'
Construction Type	V-B Fully Sprinklered
Occupancy	R-2 / S-2



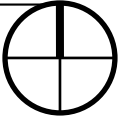
K & I HOMES, LLC

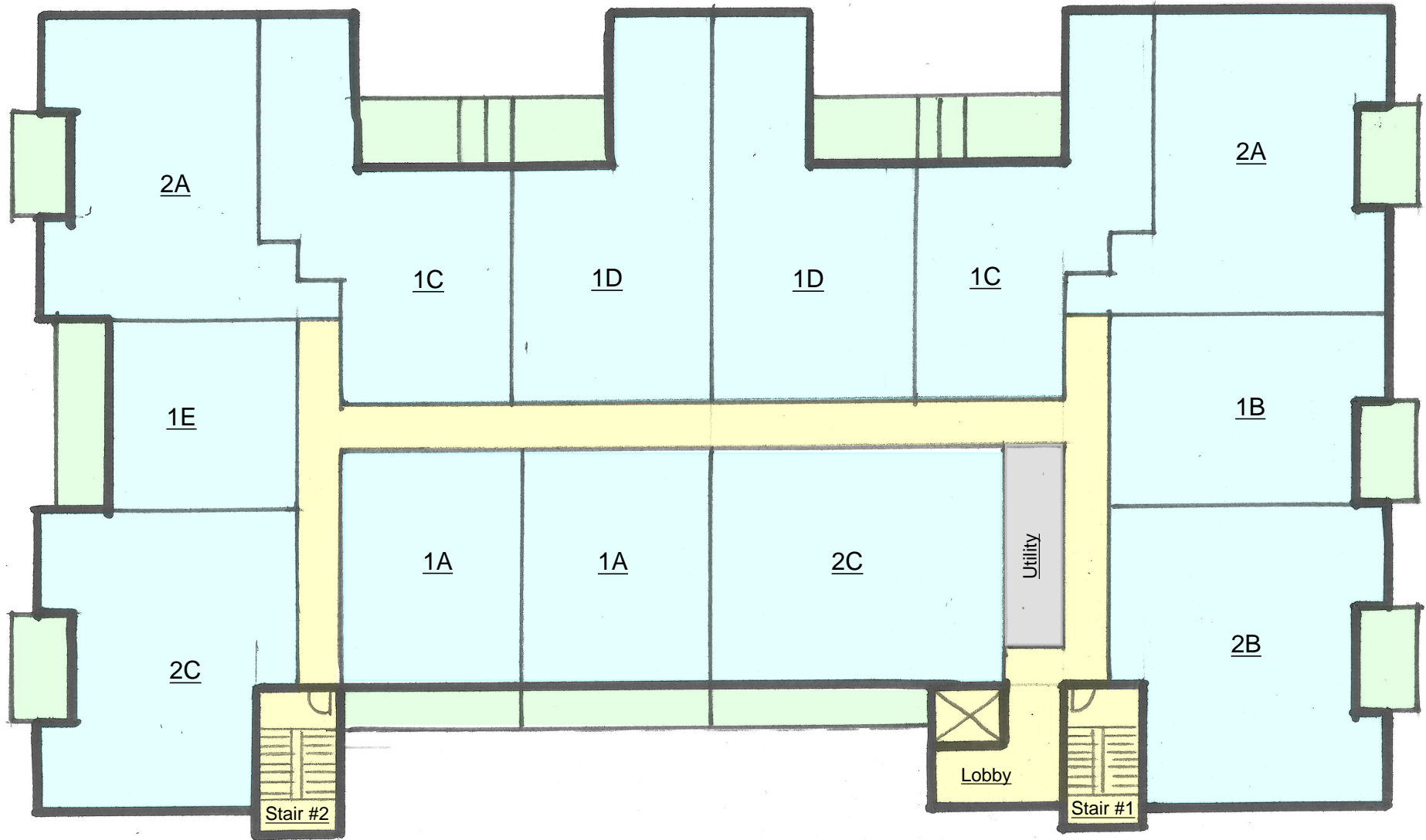
6125 E. INDIAN SCHOOL RD
SUITE 2005
SCOTTSDALE, AZ 85251
PH: 602-505-2525

Parking Required - CARS				34
Units	16	1 Bed 1.3 Spaces / Unit		20.8
	10	2 Bed 1.7 Spaces / Unit		13
Parking Required - BIKES				4
2 Bikes for every 10 required parking spaces				
Parking Provided				
Garage	40	9'-0" x 18'-0"	HC Spaces	Bike 2' x 6'
		38	2	10

Site/Ground Floor Plan
SCALE 1/20" = 1'-0"

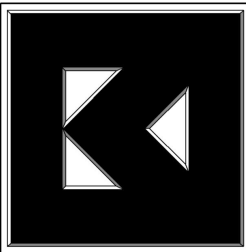
Prelim Design - OPT B
Date: 06.28.2018





75th & 2nd Prelim Design #1 6/28/2018

Unit	Type	Gross Area	Number of units per floor			Total Units	Total Gross Areas Units
			1st Flr	2nd Flr	3rd Flr		
1A	1 Bed / 1 Bath	800		2	2	4	3,200
1B	1 Bed / 1 Bath	850		1	1	2	1,700
1C	1 Bed / 1 1/2 Bath + Den	1,000		2	2	4	4,000
1D	1 Bed / 1 1/2 Bath + Den	1,000		2	2	4	4,000
1E	1 Bed / 1 Bath	750		1	1	2	1,500
2A	2 Bed / 2 Bath	1,200		2	2	4	4,800
2B	2 Bed / 2 Bath	1,300		2	2	4	5,200
2C	2 Bed / 2 Bath	1,250		1	1	2	2,500
Total			0	13	13	26	26,900



K & I HOMES, LLC

6125 E. INDIAN SCHOOL RD
SUITE 2005
SCOTTSDALE, AZ 85251
PH: 602-505-2525

2nd & 3rd Floor Plan
SCALE 1/20" = 1'-0"

Prelim Design - OPT B
Date: 06.28.2018

